

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:** December 21, 2000

**Comments:**

1. Show compliance with the Fair Housing Act and the Florida Accessibility Code. Van accessible clearance?

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**Division:** Airport

**Member:** Alex Erskine  
938-4966

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:** December 13, 2000

**Comments:**

No comments

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## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:**12-15-00

#### **Comments:**

- 1) The applicant's telephone number on plan is not functional.
- 2) The exits do not comply with 3109 of the SFBC. All required exits must be smoke proof enclosures, access, all levels and discharge directly to the exterior. Smoke proof enclosures must terminate at the roof level for crossover to an alternate enclosure.
- 3) The exit separation of the stairs in the garage must be demonstrated to comply with 3120.3 (6) of the SFBC. Is the garage an open air type. See the definition section in ch 4 of the SFBC for open air parking garage.
- 4) All suites over 2000 sq ft will be required to have 2 exits at permit phase. Table 31C SFBC.
- 5) Chapter 51 of the SFBC applies to this project.
- 6) Fire sprinkler and standpipe plans required a permit phase.
- 7) Make sure that the travel distance to the nearest exit complies with Table 31-B of the SFBC. Demonstrate this requirement on a typical floor plan.
- 8) Roof plan required.
- 9) Flow test required.

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**Division:** Office of Community and  
Comprehensive Planning

**Member:** Stacey Dahlstrom  
762-8955

**Project Name:** Luke Meyer et al

**Case #:** 180-P-00

**Date:** 12/21/2000

**Comments:**

1. There are 5100 units allowed in the Downtown Regional Activity Center as stated in the Permitted Uses Section of the Future Land Use Element in the Comprehensive Plan and ULDR Sec. 47-13.20.B.4.a. Please be advised that per ULDR Sec. 47-13.20.B.4.a. these units are allocated on a first come first served basis and are allocated upon site plan approval. The applicant should be aware that based on the number of existing units and approved allocations, and the timing of site plan approval of all proposed projects (including those already in process) a limited number of units are available.

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**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:** December 17, 2000

**Comments:**

1. Sewer and water impact fees would be between \$250,000-\$300,000. Additional information needed to determine exact fee.
2. Catch basins, exfiltration not permitted under the building. If you want to install garage drains refer to SFBC Sec 4612 Interceptors and Grease Traps. Garage drains are required to go through a Sand & Oil Interceptor prior to going to the drainage well. Roof and deck drainage systems bypass the Sand & Oil Interceptor and can go directly into the drainage well. Provide storm water calculations
3. Separate water meter required for all cooling towers. Verify use of cooling towers and design accordingly.

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**Division:** Planning

**Member:** Lois Udvardy  
761-5862

**Project Name:** Luke Meyer, et al

**Case #:** 180-R-00

**Date:** December 14, 2000

**Comments:** This proposal is for a 342 unit apartment complex with 24,823 S.F. of retail located in the RAC-EMU District. Site plan is contingent of the proposed vacation of N.E. 1 Ave. (30-P-00)

1. Provide a text narrative to include but not limited to full discussions of: unit types, health club operations, maintenance operations, security system, any ATM locations, solid waste system, outdoor/rooftop and garage lighting, loading/service systems, and parking systems. Also, the proposed operation, maintenance and servicing of the building, the use of all rooftop areas for parking or as recreation or open spaces, the anticipated hours of operation, delivery systems, taxi stands, any outdoor public address systems and all other aspects of the design and operations of the proposed complex. If there is to be a health club, state on plans if it will be used by building residents only.

2. Parking for residential is incorrect . Multifamily residential in EMU must comply with standard parking requirements as follows:

Studio – 1.75/unit

One Bedroom – 1.75/unit

Two Bedroom – 2.0/unit

Three Bedroom – 2.1/unit

If restaurants are proposed, include square footage in parking calculations. Plans indicate retail however restaurants require different parking.

3. Discuss tandem parking spaces with Zoning representative at DRC meeting. Also indicate if there will be any valet parking operations on site. Any such valet parking operations will require a valet parking agreement for all such operations, pursuant to Sec. 47-20.16.
4. Provide a traffic study for this project. The traffic study will be reviewed by City traffic consultants with a report being required before final DRC approval. Such consultant review will require at a minimum, 30 to 45 days from receipt of the submitted traffic study.

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5. This proposal is subject to Sec. 47-13.20 Requirements and is subject to a 30-day City Commission Request for Review upon preliminary DRC approval.
6. Clarify hierarchy of line weights on site plan.
7. Provide additional landscaping on N.E. 7 Ave. adjacent to neighborhood to create a park like setting. Also provide additional landscaping in plazas.
8. Add ornamental trees or palms along N.E. 7 Ave.
9. Provide a walkway through landscaped area on north side of driveway.
10. Indicate sidewalk widths on site plan. Minimum 7-foot sidewalk along N.E. 7 Ave.
11. Provide pedestrian connection across main driveway on Federal Highway and continue connection at N.E. 7 Ave. access.
12. Zoning is EMU, plans indicate TMU. Identify adjacent uses on site plan.
13. Access to Federal Hwy. requires DOT approval.
14. Reduce height on northeast corner of building from 12 to 8 floors to respect RMM-25 zoning.
15. Pursuant to Sec. 47-20.9, Parking Garages, Ramps in parking garages where the ramp does not directly access a parking space shall have 12 %t maximum slope. Sheet A3 indicates 15%.
16. Discuss stacking on N.E. 7 Ave. with Engineering representative at DRC meeting
17. Discuss connections from sidewalks to building.
18. Discuss whether any additional right-of-way is required with Engineering representative.
19. A minumum of 50% of the open space shall be in landscaping.
20. Pursuant to Sec. 47-13.21, maximum plot coverage is 75% for mixed use development. Plans indicate 78.06%.
21. Development is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements, as follows:
  - a) Lighting: Lighting shall be directed away from residential property and shall not cause illumination in excess of ½ footcandle on any abutting residential property.

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Submit photometric plan. Parking garage facilities shall be designed and arranged so that no direct source of lighting is visible from any residential property. Lighting fixtures shall be shielded, angled, or both so that direct or indirect light shall not cause illumination in excess of ½ footcandle onto any residential property, measured at the residential property line

- b) Control of Appearance: Architectural Features: The façade facing the residential property shall be constructed to compliment a residential structure and shall include architectural features as outlined in Sec. 47-25.3.2.
- c) Loading Facilities: Loading and service facilities shall be screened so as not to be visible from abutting residential.
- d) Screening of Rooftop and Mechanical Equipment: Rooftop mechanical equipment shall be screened so that they are not visible from abutting residential.

22. Provide signage information.

23. All openings in all facades of the parking levels are to be fitted with architectural grills or screens to minimize the impacts of light, noise and internal vehicular activity on the adjacent properties. Indicate on the site and landscape plans and on the appropriate elevations, the location and elevations of all mechanical ventilation or exhaust vents that may be proposed for the garage or the residential building.

24. Discuss loading and service of retail bays and mail delivery. Loading bays appear to be substandard, discuss with zoning.

25. Indicate clearing on first floor of garage

26. Discuss providing additional roofline wave to accentuate roof on north and south elevations.

27. Show fountain on southwest corner of south elevation.

28. Indicate grade change on elevations.

29. Provide north and south upper level elevations that face recreation deck.

30. Mark lines darker to indicate where building sets back.

31. On east elevation, indicate any exterior doors for rooms. Provide more windows and additional pedestrian scale detailing per Sec. 47-25.3.A..3.b.i.



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32. Label all architectural details, awnings, windows, etc.
33. Show sidewalks, elevations changes, trees on elevations.
34. Discuss how residential moving operations will occur.
35. The street names are incorrect on location sketch on SP-1 and Sketch of Survey.
36. Explain in narrative form how this development complies with Sec. 47-13.20.
37. It is advised that plans for this proposal should be discussed with the Downtown Development Authority and interested area neighborhood associations.
38. Provide responses within ninety days or additional DRC review may be required.
39. Additional comments may be forthcoming at DRC meeting.

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## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:** 12/18/2000

#### **Comments:**

1. Trees require a minimum 8' landscape area width. The "tree planters" along Federal appear to show a deficiency.
2. The minimum height for the shade tree street trees is 14' ht., 8' spread with 6' clearance. The "Coccoloba diversifolia" seems to indicate a deficiency.
3. All Tree Preservation Ordinance requirements apply. All trees which are considered to be good candidates for relocation should be. An accurate list of the existing trees and palms is required. For trees which are not relocated, "equivalent replacement" requirements apply. Provide the appropriate calculations.
4. Verify the open space landscape area requirement in the RAC EMU district. There appears to be deficiency.
5. Other comments may be made at meeting.

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Division: Police

Member: Nate Jackson  
759-6422  
Pager-877-7875

Project Name: Luke Meyer et al

Case #: 180-R-00

Date: 12-21-00

Review Time:

**Comments:**

1. How will access to the parking garage be controlled?
2. How will access from the parking garage to the apartment area be controlled?
3. How will vehicular noise and lights be abated?
4. Suggest C.C.T.V. in the common areas, semi-public and the parking garage is suggested including the parking garage stairwells.
5. Emergency communication devices should be strategically placed in the parking garage.
6. How will access to the apartment area and the amenities be controlled.
7. How will the separation of public, semi-private and private area of the facility be maintained?
8. Will retail outlet windows have impact resistant glass?

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## **SITE PLAN REVIEW AND COMMENT**

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
761-5790

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:** December 21, 2000

#### **Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

#### **Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAl Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** Luke Meyer et al

**Case #:** 180-R-00

**Date:** 12/13/00

#### **Comments:**

1. Parking for the RAC-EMU for residential uses shall comply with the general parking requirements for multifamily in accordance with 47-20.2 Table 3. Multifamily: one (1) bedroom 1.75/unit; two (2) bedrooms 2/unit and three (3) bedrooms 2.1/unit. Parking data as calculated on sheet SP-1 indicates a parking deficiency of two hundred-fifty three residential parking spaces .
2. Tandem parking is prohibited in accordance with section 47-20.10.
3. Design of loading zones shall be in accordance with section 47-20.6. B. Type II loading zones shall be a minimum twelve (12) feet by forty- five (45) feet.
4. Site plan pending approval of street vacation case # 30-P-00.
5. Ramps in parking garages where the ramp does not directly access a parking space shall have twelve percent (12%) maximum slope in accordance with section 47-20.9.
6. In accordance with section 47-13.21 Table of dimensional requirements for RAC districts the maximum plot coverage is seventy-five percent (75%) for Mixed Uses and residential.
7. Developments site abutting image streets shall satisfy the regulations of section 47-13.20.I. Provide a narrative outlining project's compliance with the General Design and Density of section 47-13.20.
8. Discuss stacking and site circulation with Engineering representative.
9. Signs in the Downtown Regional Activity Center shall comply with regulations of section 47-22.C.13.
10. Provide a photometric lighting plan in accordance with section 47-20.14 prior to Final DRC review.

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11. Neighborhood compatibility requirements of section 47-25.3 apply to this development site. Provide in the narrative outlining compliance with section 47-25.3.
12. Additional comments maybe discussed at DRC meeting.

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## **SITE PLAN REVIEW AND COMMENT**

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** South Riverwalk Investments

**Case #:** 181-R-00

**Date:** 12/14/00

#### **Comments:**

1. Development sites located within one hundred (100) feet of the New River shall comply with the regulations of section 47-13.20.J.
2. Developments in any RAC district is subject to the General design and density standards of section 47-13.20.B. Provide a written narrative describing compliance with each item listed in aforementioned section.
3. Developments located abutting an Image street are subject to the regulations of section 47-13.20.I. Provide a written narrative describing compliance with each of the regulations.
4. Alley vacation approval number 31-P-00 must be approved prior to Final DRC review.
5. Discuss right-of-way dedication requirement for Andrews Ave. with Engineering representative.
6. Provide a separate site plan and landscape plan and clearly indicated setback dimensions.
7. Discuss stacking dimension requirements of section 47-20.5.C.5 with Engineering representative.
8. Provide building and floor heights on elevation plans. Building height is measured from grade as defined in section 47-2.
9. Dimension loading zones and provide height clearance in accordance with section 47-20.6.
10. Compact parking is prohibited in accordance with section 47-20.11 minimum standards for parking spaces are eight (8) feet, eight (8) inches in width and the length shall meet the parking geometric layout angles. Columns shall not encroach into parking spaces.
10. Dead end parking is prohibited in accordance with section 47-20.5.C.3.

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11. Provide a staging, material storage and contractor parking plan prior to preliminary DRC review.
12. Signs shall comply with section 47-22.4.C.13 special sign regulations for Downtown Regional Activity Center.
13. Additional comments maybe discussed at DRC meeting.



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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
761-5123/ph  
761-5275/fax

**Project Name:** The Waverly

**Case #:** 180-R-00

**Date:** 12/21/00

**Site Plan Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. A ten (10) foot right of way dedication with associated thirty (30) foot corner chord shall be dedicated at the northeastern intersection of Broward Blvd. and U.S. 1 north to the site N.W. property corner in accordance with the Broward County Trafficways Plan and City Ordinances, Section 47-24.5 (ULDR).
3. Please obtain City's standard dedication documents from the City's website or from Tim Welch or Elkin Diaz, at 300 N.W. 1 Avenue. This right of way and chord shall be dedicated following City's review and authorization of technical and legal form. A survey sketch and description, title opinion, and (if required) Joinder-Consent of Mortgagee/Lienholders shall be reviewed for compliance with City's standards.
4. The determination that additional right of way and adequacy improvements are necessary follows from Sections 47-24.5 and these streets qualifying as Minor for Business or industrial or Collector, and the adequacy section (47-25 of the ULDR). The additional trips and required infrastructure warrant improvements adequate to serve sites infrastructure demands and to preserve the adjacent property owner's rights as a result of impacts due to increased and larger vehicle frequencies.
5. Owner shall submit a site plan and traffic impact analysis in accordance with Section 47-25.2 in the event this site generates greater than 1,000 vehicle trips per day.
6. City's reviewing traffic consultant will review site plan and traffic impact analysis submitted by the applicant and provide recommendations and conclusions with staff's recommendations or

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conditions. At the request of Broward County Traffic Division City would request review of intersections immediate and proximal to this development for improvements that would result in further enhancing operation of regional transportation network in the near vicinity as determined appropriate by the study per Section 47-25.2 (ULDR).

7. Type "F" curb and gutter and drainage facilities shall be installed around entire site and connect to existing City systems (if any) along N.E. 7 Avenue and Broward Blvd./U.S. 1. Any modification or realignment of systems or structures to complete these upgrades in conjunction with this development plan, including upgrades to wastewater, water, and paved surfaces in addition to drainage facilities shall be born by owner per Section 47-25.2 (ULDR).
8. Provide a staging and storage plan which indicates contractor storage, parking, and material and equipment storage/staging demands: preservation of the public rights of way shall be of paramount importance. Any use of public rights of way will require prior review by the Engineering Department of a detailed staging/storage plan, maintenance of traffic plan, and/or required traffic reports or analyses as determined necessary in conformance with the ULDR or City Code of Ordinances.
9. Any parking spaces impacted or proposed in the public right of way shall be reviewed and authorized by the City's Parking Manager (Doug Gottshall/847-3793) in addition to the DRC. Any parking installed in the right of way may be subject to installation of meters for potential City revenue.
10. Review all accesses for determination of any conflicts with existing or proposed light poles so that these conflicts can be resolved.
11. Provide a photometric (lighting) plan in accordance with ULDR Section 47-20.14 prior to requesting final DRC authorization.
12. Engineers shall verify all exterior site curb radii are a minimum of 10 ft. where intersecting a local public street and perhaps greater if determined appropriate at connections to Broward Blvd. and U.S. 1.
13. The proposed sidewalk location along N.E. 7 Avenue is not clear. Please clarify this layout on the appropriate paving and drainage drawings to be utilized for engineering permit application.
14. Accessibility shall be maintained throughout site and at each driveway and street connection as well as interior parking areas and building entrances.
15. Engineering drawings shall be required to indicate restoration and reconstruction of roadway as determined necessary due to impacts of utility and/or building construction or staging, where damaged.

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16. "F" Curb and gutter shall be installed adjacent to N.E. 7 St. and transition to drainage structures either as existing or modified to conform to FDOT and City's Standards for Construction with Valley gutter and concrete drop curbs at all accesses.
17. Required utility easements for manholes and meters (greater than or equal to 4-inch) are required along with appropriate easement documentation submittals as detailed in comment 3 above.
18. Sheet C-4 appears to represent location of detector or double detector check valve assembly outside property limits.
19. Water main extension is indicated as PVC material. City standards require mains to be ductile iron under roadway. This typically results in confusion when changes to PVC material in swale or unpaved areas due to non-compatible joints, unions, etc. We suggest ductile iron mains be installed throughout for integrity of the ultimate system to avoid change orders or delays to project.
20. Engineer must show double valves at all wet connections to water mains. Tapping valves alone are not sufficient for long term maintenance and contractors typically attempt to leave gate valve out when not shown even if shown on detail sheet. Provide three additional valves (2 at taps and one north or south of tee connection shown at intersection of N.E. 7 Ave. and N.E. 1 Street where portion of main is to be abandoned).
21. Provide tee, gate valve, and restrained plug to the north instead of a 90 degree bend at intersection of N.E. 7 Ave. and 2 Street.
22. Engineer shall add topographic features along plan view of water main and profile routes to demonstrate existing conflicts both underground and above ground utilities and above restoration requirements resulting from mains impacts, etc.
23. Architect's plan A-3 indicated median feature and a wall potentially designed outside resulting right of way line following the required 10 ft. ROW dedication on U.S. 1. Please draft this feature onto engineering plans which illustrate new right of way dedication without this encroachment, or determine what agreements from the State FDOT may permit such and encroachment into their right of way.
24. Ramp slopes exceed maximum permitted slope where not accessing parking. The maximum slope is 12% in garages per 47-20 (ULDR).

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25. Tandem parking is only permitted for single family homes, townhomes, and duplex dwelling units per ULDR 47-20.10. Please indicate how owner can comply with this section considering the units proposed.
26. Certain dead end parking zones on site require turn around space at terminus striped for this purpose.
27. Loading zones are insufficient in size (12'X45' required per ULDR 47-20). Additional discussion of circulation is in order with regard to location.
28. Additional curb and gutter shall be proposed on opposite side of N.E. 7 Avenue to direct and control impacts to shoulder by trucks accessing loading zones.
29. Columns appear to encroach into parking spaces within garage.
30. Provide additional parking and site geometry to determine compliance with that indicated in Section 47-20.11 standards and appropriate garage design institutional standards.